



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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MINUTES OF MEETING

PSB 191/08

DATE: August 20, 2008
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Doug Ito
Adam Hasson
Erin Doherty
Ryan Hester
Catherine Person

Staff:

Genna Nashem
Melinda Bloom

Absent:

John DeLanoy
Lorne McConachie
Ann Brown

082008.1 APPROVAL OF MINUTES:

July 2, 2008
MM/SC/CP/RH 4:0:1 July 2, 2008 Minutes approved as amended.
Erin Doherty abstained

July 16, 2008
Postponed to next meeting.

082008.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

082008.21 New Orleans Cafe Gaye Anderson, Dean Benesh
State Hotel
112 First Ave S

Summary of Application: Sidewalk café, Install a wood platform with railings on the sidewalk

ARC Report: Applicant did not attend the ARC August 13 meeting. They last attended a Board meeting on July 2 but did not bring the photos that were requested by ARC. ARC requested photos of the deck material in order to determine the material quality and condition.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Staff Report: Based on photos submitted it appears that the restaurant is not in compliance with signage regulation; it appears they have ten neon signs. Based on estimated business street frontage they would be allowed four neon signs. If the transom windows were ten feet above the ground they could have an additional sign in the transom windows. The Board can either make this compliance a condition of the approval or Staff can send a compliance letter following the approval of the deck.

Applicant Comment:

Gay Anderson, owner, said the deck would be out from the first of April through the first of October; the deck is built in sections so is removable.

Dean Benesh provided photos and deck stain samples and said it could be restained if the Board requires it. He asked if the stain was acceptable as it is; Cedar Natural Tone DP533.

Mr. Hester asked if they plan to restain it each year.

Mr. Benesh replied they would restain it as needed; it was open and there was a gate on the side for ingress/egress.

Mr. Ito clarified the drawings that showed existing and proposed modifications.

Ms. Anderson said SDOT requested a barrier underneath rather than the concrete blocks. The drawing doesn't reflect this change but the design has the concrete blocks concealed.

Mr. Hester thought it looked fine from condition and perspective standpoints. He asked if restaining each year should be required.

Mr. Ito agreed it should be, at least every two years, so it would look fresh. The color provided is acceptable: Cedar Natural Tone DP533.

Ms. Person thought the deck was too massive and out of scale.

Mr. Hasson thought the code required a 5' minimum pass through walkway.

Ms. Anderson stated this is 6' 4".

Mr. Hester asked if the applicant had thought of stand up rather than sit-down tables.

Ms. Anderson stated they were obtrusive and not as comfortable.

Public Comment:

Sara Jane Bellanca stated it was the most sloped sidewalk in the Pioneer Square; she thought they couldn't have high tables because liquor control laws; the height of the railing is determined by liquor control and if the tables are higher it may require higher railing.

Ms. Anderson explained the tables are laminate top tables.

Action: I move to approve a Certificate of Approval for a sidewalk café as presented with a deck and railings with it being stained Cedar Natural Tone DP533 per

Code Citations:

District Rules XIII. Sidewalk Cafes

District Rules III. General Rules for Rehabilitation and New Construction

MM/SC/AH/RH

4:1:0 Motion approved. Ms. Person opposed.

082008.22

Hawks Nest

Francesco Borghesi

1028 First Ave S

Signage: Install new business signage

Façade Alteration: paint

Applicant didn't attend. Application tabled.

082008.23

Pioneer Square Hotel

Mitchell Weitzman

77 Yesler Way

Summary of Application: Replace non original windows on the second through fourth floors.

ARC Report: Mr. Ito reported the windows have already been replaced; this is not replacing historic fabric. The fibrex is a mix of vinyl and wood product and is more stable than the vinyl or fiberglass. ARC asked the applicant to carry over from the historic windows the character defining stops that were attached to the upper sash of the window. It is a painted window so if the color wears at all it can be painted.

Staff Report: Ms. Nashem showed current and old photos of the building and added that ARC liked the profile of the proposed window better than the aluminum clad.

Mr. Ito stated that on the front façade of the building are balconettes with small french doors and lights above; these will not be replaced but will be painted to match but the downspout would not.

H.B. Cook, Anderson Windows, explained the green paint selected matches the awning on the front of the building. He said the corbels below the top sash tilt in for cleaning; it is made out of a durable urethane material that is color matched the same as the windows. The material is paintable if needed in the future. The outside will be the fibrex material and the inside will be wood. The fibrex material will not cover the outside frame of the window; it is similar in concept to the existing window and then pans out to the existing casing.

Public Comment: There was no public comment.

Action: I move to approve a Certificate of Approval for replacement widows and for the windows to include the decorative stop. The windows will be the manufactured Forest Green color and other the existing green elements will be painted green to match per:

Code Citations

District Rules III. General Guidelines for Rehabilitation and New Construction

C. Building Materials
SMC 23.66.180 Exterior Building Design A. Materials
Secretary of Interior Standards for Rehabilitation 1, 2, 5, and 6
Guidelines for the Treatment of Windows

MM/SC/CP/RH 5:0:0 Motion approved.

082008.24

Squire Center Building
901 Occidental Ave

Dave Pidgeon, Donald McCord

Summary of Application: Signage: Install new on premises wall sign

ARC Report: Mr. Ito reported that ARC reviewed the signs that were presented. The applicants explained they are opening a marketing office for Coors and are renting over 3000 square feet. ARC felt that the white with black color scheme was stark especially at that large of a scale. They also felt that the sketch look did not portray the same kind of character and quality found in the district. The applicants said that the designer had picked black and white because the signs at Qwest field are black and white. ARC said that they had an opportunity to do something attractive that really would add to the character of the district and asked them to really consider the local area in the design. They pointed out that the existing sign design had several subtle colors but noted that they would not be likely to approve bright or neon colors. ARC members also pointed out that the District has had other signs for alcohol products that were simple yet elegant. The applicants explained that they would remove the adhesive vinyl and clean the brick and then they would install a frame to attach the sign. The sign material would be a lightweight mesh. ARC requested that they bring alternative designs, and information about the cleaning method, including any product that they would use. ARC did not make a recommendation.

Staff Report: This is one of two legal non-conforming signs in the district. This sign also must remain the same size and location, but this sign is also to be an on-premise sign. Otherwise the Board reviews for color and overall compatibility.

Applicant Comment:

Applicant reported they redesigned the sign and brought in a sample of the hardware that will be used to attach the sign to the building. All hardware is galvanized so it will not rust. The brick cleaner they will use is a heavy duty cleanser.

Mr. Ito requested specific information about the cleanser to make sure that it is safe for the brick.

The applicant said they don't plan to power wash but will use wire brushes to scrub down the wall by hand. All the sticky back that is on the building now is caked in the crevices and needs to be cleaned out.

Mr. Ito asked if they had talked to anyone like Pioneer Masonry.

The applicant stated they had and were told that it would either have to be power washed off and hurt the brick or scrub it with a strong brush and scrapers. They have

their own crew that will do the work. With regard to attachment, ARC recommended attachment only to the mortar joints.

Ms. Doherty asked if additional supports would be used.

The applicant said no; that it would be tension strung. J-bolts will be used to hook into the system and then pulled tight.

Mr. Hester confirmed the sign would be vinyl, 30 feet high and supported at top and bottom; he expressed concern that it could bellow out and thought it would need intermediate field supports whether it be grommets that attach to the back of the sign and tie back to another steel angle frame that runs behind it.

The applicant said the vinyl is a mesh that actually breathes more and allows wind to go through; as long as you have a lot of tension and attachments on the sides with tension points every 2 1/2".

Mr. Ito advised they would still have to go through SDOT for approvals.

There was general discussion about too much information on the sign for drivers to take in.

The applicant responded the targeted audience was more the fans on the street walking.

Mr. Hasson asked the Board to consider compatibility. He said the applicant has responded to ARC comments and made adjustments to the design. The sign will only be there for 6 months and he thought it should be voted on.

Public Comment:

Sara Jane Bellanca said the sign will be semi-permanent, changeable and asked how often it would be changed.

The applicant stated they (Coors Light) have a 5-year lease on the building and will come back with a different design for baseball.

Ms. Doherty expressed concern about compatibility with the District.

Mr. Hasson asked if the application would be amended to include the installation of the frame and cleaning of the brick.

Ms. Nashem said that was part of the installation of the sign.

Action: I move to approve the sign, galvanized metal frame installed in the mortar joints per the drawings and brick cleaning with the brick cleaning by hand with brushes using Easy Brick brick cleaner per:

Code Citations:
SMC 23.66.160 Signs

MM/SC/AH/RH

3:2:0 Motion approved. Ms. Doherty and Ms. Person opposed.

Trinity Night Club

111 and 117 Yesler Way/ 107 Occidental Ave S

Re-approval of an expired COA PSB252/04

111 Yesler Way – Jackie Starr’s Marquis Club

Install a metal lighting marquee

Paint the storefront

Install street address

117 Yesler Way – Trinity Card Room

Install signage in the sign band, street address and gold trim in windows

Paint the storefront

Paint the fire escape

Install new doors

Install new lighting

The following portion of the application was tabled:

107 Occidental Ave S – Sister Faye’s Divine Light Mission

Install painted wood signage

Install an anchor sculpture with a neon trim

Paint the storefront

Install new doors

Infill storefront bays with concrete and glass “bottle walls”

ARC Report: ARC reviewed the plans and color samples. The applicant explained that the designs were all based on historical association with the buildings.

111 Yesler was previously a cabaret and the name comes from the husband of Sister Fay who was a cross dresser and a customer. The marquis is attached into the mortar. This storefront is just an emergency exit. The lights are constant and do not flash or chase. The Trinity sign would be removed. Mr. Hasson thought that the sign distracts from the character of the building. Other ARC members liked the recall of history. ARC reviewed the color scheme for the building. They requested a photo showing the entire building so they could see more of what would be painted. ARC expressed concern that with the many colors that the unpainted section would look unattractive. Mr. Frazier said that he would check with the Landlord and the Seattle Underground Tour about painting it as well.

117 Yesler was originally the Fugi hotel and so the interior design is also in an Asian theme therefore that is carried out in the Asian antique lantern. This is the main entrance until 11:00PM. Mr. Frazier guided the Board through the color scheme and said the trim in the windows would be gold leaf and the original bronze window trim will remain. The existing non-original wood slats will be removed.

107 Occidental is around the corner from the other two storefronts. Mr. Frazier said this is the entrance after 5:00. This was originally a church where Sister Fay help sailors and heroine addicts. Mr. Frazier explained that the areas behind the filled in storefront are blocked by internal walls. The hand made glass bottle wall would be lit on the interior. ARC asked for the proposed sign and existing awning to be incorporated into the drawing. Members wondered if the anchor sign would need to be moved to accommodate the awning and if the top beam would need to be thicker. Mr. Frazier said

he would like to table this portion of the application and move forward with the other two storefronts.

Many of the ARC members liked the recall of history and the artistic interpretation of it. Mr. Ito noted that historically a building would have more variety of color than what we see today just because limiting it to one or two colors is cheaper. Other members noted that there are two separate buildings and they are all separate storefronts so that if they were separate businesses they would be all different color schemes. Mr. Ito recalled in the previous review that it had been important to the Board and the applicant that the individuality of the storefronts remains.

ARC requested photos that showed the entire building and color renderings that show the painting scheme better than the color pencil on the copies of the drawings. ARC did not make a recommendation pending more information.

Staff Report: Unfortunately the file has been lost which included the original color renderings. We are working off black and white copies of the original approval.

Applicant Comment:

Anthony Frazier stated the 107 Occidental would be withdrawn at this time and 111 Yesler and 117 Yesler would be reviewed. He provided renderings showing proposed paint colors and also paint samples to the Board and said 117 Yesler would be an Asian themed room; he showed where the gold leafing would go as an applied application.

Public Comment: There was no public comment on this portion of the application.

In response to Board questions Mr. Frazier explained details on the lettering and the lamp. The applied vinyl letters will look painted on; "Trinity" will be in 10" letters with "Card Room" in 7½" letters. The lamp will be custom made, 5' long x 2½' wide. Western Neon will fabricate it and will do shop drawings as they were unable to find an antique fixture. The lamp will be attached at the top and sets off from the building about 6". They will use the same doors and will paint them.

Mr. Frazier stated they reduced the number of colors proposed for the 111 Yesler Way façade. The lamp is attached to mortar and will not swing in the wind. "Trinity" will be removed and there is no new signage proposed. He reviewed the rendering showing the color locations with the Board; they will leave the pink brick pink.

Ms. Person thought the two proposed golds will read as the same color.

Mr. Frazier responded that was intentional as he likes the slight difference.

Public Comment: There was no public comment on this portion of the application.

Mr. Hasson preferred the existing colors over the proposed. He thought the new light would compete with the historic lighting next door and that it would be jarring.

Mr. Ito thought that although the lighting is new and looks new, it does recall the clubs of the 1920s and 1950s when burlesque and drag clubs were big in this area.

Mr. Frazier said the original design was to embrace the history and tell the story of these buildings.

Ms. Doherty thought that because it will be lower and recessed, it will complement rather than compete with the Merchant Café light. She recommended a frosted bulb to provide a more diffuse light.

Public Comment: There was no public comment on this portion of the application.

Action: I move to approve the designs for both the storefronts: 111 Yesler and 117 Yesler without the painted brick above 117 Yesler, the light bulbs will be frosted white the lantern is conditioned on ARC reviewing and approving the shop drawing, per:

Code Citations:

District Rules:

III. General Rules for Rehabilitation and New Construction

B. Design

C. Building Material

D. Color

XX. Rules for Transparency, Signs, Awnings and Canopies

SMC 23.66.180 Exterior Building Design A Materials

SMC 23.66.160 Signs

Secretary of Interior Standards for Rehabilitation 2, 5, 9, and 10

Guidelines for Treatment of Storefronts

Preservation Brief #11 Rehabilitating Historic Storefronts

MM/SC/CP/RH 4:1:0 Motion approved. Mr. Hasson opposed.

082008.3 BOARD BUSINESS

Ms. Nashem advised of a potential Board retreat October 22; if the Board still wants to do that she asked members to think about what topics they would like to review.

082008.31 **Prefontaine Fountain** Kelly Davidson
Briefing about possible rehabilitation and alterations to the fountain

Tabled.

082008.32 **South Downtown Livability Report Comments - Height changes**

Ms. Nashem obtained from Susan McLain corrected drawings based on input from the Board last meeting but noticed some of the heights are shown at 150' now and she is not sure why they were included. Also included were shadow studies at Occidental park done on three different days at 9:00 am, noon, and 3:00 pm. Board members questioned the 150' heights as that was not part of the recommendations previously.

Ms. Nashem explained that on 1st Avenue there is a section that is just 100' and there was discussion about whether that should be extended over to include more of the central core area and Sinking Ship parking location.

The Board discussed the perspective used on the rendering and that the 120' height didn't seem too large but a considerable difference was noticed at 130' and definitely at

150'. They did not think that 120' overpowered the area. The Board thought some of the views were helpful in moving the Board toward making a recommendation.

Mr. Hasson thought it was helpful on the larger lots but it is unclear how they are handling the smaller lots like the Florence Building or tiny infills; unless that question is answered as to how they will handle smaller lots, it is hard to say what should be recommended.

Board members discussed the suggestion they had made earlier that there be a height to width aspect ratio.

Mr. Ito asked if Smith Tower being a National Landmark would give Landmarks any power.

Ms. Nashem said no but because it is a City Landmark, the Landmarks Preservation Board would review any building that is adjacent to a landmark.

Sara Jane Bellanca asked if view corridors applied to Smith Tower.

Mr. Ito said that they laid some down for the train station but not for Smith Tower; in previous comments that maybe the Smith Tower needs something as well.

Public Comment:

William Justen, Samis Land Co., stated there was a SEPA policy to deal with views of landmarks.

Ms. Doherty suggested it would be helpful if they would amend the drawing to show if the 150' is just one area or if it applies more broadly.

Ms. Nashem said 150' images that are shown are not in the 100' – 150' proposed zones.

Mr. suggested allowing 150' at 1st and Columbia St. Other board members agreed that a fairly high height ratio would be workable there because it is next to the business core where there are already tall buildings.

Ms. Nashem will reprint the drawing in color and larger scale for board review.

Sara Jane Bellanca asked why the trees weren't shown at the actual height; doing a shadow study and not having the trees at actual height skews everything.

Ms. Doherty said it is helpful to have more indication of what is experienced at the pedestrian level.

Christopher Gibbs said Pioneer Square should not separate itself from the ID by letting too many tall buildings go along 4th.

Board members reviewed that 100' – 150' height is proposed for the over the tracks area; and the entire west edge of the ID is proposed to be up to 150' – 240'.

William Justen, Samis Land Co., provided to the Board a letter he sent to the Mayor on the height issue. He said he understood the concerns about appropriate scale in the Pioneer Square Historic District. He said economic vitality of the District is part of the

Board's mission. Parking lots have been sitting there for years because there hasn't been an economically viable alternative for them or for buildings that are wrecks, 2nd and Main for example. They have run proformas on buildings to see what they can make work, 100' doesn't work. He explained the difference in construction methods required for a mid-rise and high rise building and the difference in costs and said a building needs to pay for itself. He is suggesting 150' in the areas from Occidental to 4th Avenue where the buildings are away from the more significant lower scale historic buildings. He recommended having guidelines to deal with blank walls such as allowing upper level setbacks with windows, and stepbacks at the tops of taller buildings. Economic vitality in the Pioneer Square plans encourages a lot of market rate housing, density because retail in the area is fragile and density is needed. He thinks that financially feasible projects for market rate housing is a way to do that. The last market rate housing Samis did eight years ago was done because they owned the property for 60 years and had no costs but for new construction and development. He said the Board has to balance the concerns of scale with economic vitality.

Mr. Hasson asked if the higher heights apply only to new construction and the existing buildings would still be at 100 feet.

Ms. Nashem said one could do an addition or a penthouse or if the building had originally had additional floors those could be rebuilt. It also depends on if TDRS were sold or not.

Ms. Person expressed concern about buildings going out to the sidewalk and straight up.

Mr. Justen said having proper design guidelines could make it work and still provide for economic feasibility.

Ms. Person said there had been a proposal that isn't going through at this time on Occidental which was a big block off the sidewalk and straight up.

Ms. Nashem noted the Board had discussed the economic vitality of the District and the dilemma that the lower the heights the less the TDR and the higher the heights, the more TDRs and how to balance the two in previous meetings and asked if there was any further discussion at this time.

Mr. Hasson said the Board has yet to see a draft that shows how to deal with setbacks, with blank walls from the organizers of this study.

Mr. Ito said implementing the height changes without the added design guidelines or code that goes along with would be the wrong move.

Sara Jane Bellanca said building larger scale and scope is in contrast to what is in the rules because the rules say that most of the buildings have to come straight down, bulk and scale right to the sidewalk.

Mr. Ito agreed at the street façade level but on party walls it isn't.

Ms. Bellanca thought a lot of minutiae need to be worked out if the heights are going to be increased. She said economically it is the Board's mandate to do something for Pioneer Square's economic development. Preservation has to include the possibility of

growth otherwise there won't be any reason to preserve anything if it is going to fail economically.

Mr. Hasson cited the Seattle Plumbing Building which differentiates new from old; if a 150' building that was very heavy in materials and mimicking an historic building that would be different from something that had different materials and differentiated as a new tower in glass.

Mr. Ito said South Downtown needs to have some design guidelines.

Ms. Nashem will bring the Denver Design Guidelines for the Board to review; they were very specific but had the Board referenced them when developing the guidelines for the North Lot.

Mr. Ito explained the Board had gone through Design Guidelines for the North Lot; it is similar yet different for the rest of the Square but it can be done. It is something the City should seriously look at.

Ms. Nashem said the District Rules talk about new construction but it is vague so perhaps being more detailed in that section would be helpful

082008.4 **REPORT OF THE CHAIR:** Doug Ito, Chair

082008.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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